

GENERAL NOTES

Project: Two-Family to Three-Family Dwelling Conversion
Property: 916 Broadway, Somerville, MA 02144
Owner: Polly Laurelchild-Hertig
Surveyor:
Architect: Scott Payette Architects, 516 E 2nd St, Unit 8, South Boston, MA 02127

Governing Code: 780 CMR, Eighth Edition 2015 IBC with MA Amendments.
Construction Type: Wood Frame, VB
Occupancy Use Group: Three-Family - R2

- 1. Bidders shall be a General Contractor licensed to practice in the Commonwealth of Massachusetts. All subcontractors shall be similarly licensed, in their respective trades.
2. All work shall conform to state and local codes and the requirements of the local authorities having jurisdiction.
3. The Contractor(s) shall obtain and pay for all fees, taxes, and permits as required by the scope of work outlined in the construction documents.
4. General Contractor shall maintain General Liability and Workman's Compensation insurance during performance of the Work; and shall indemnify and hold harmless the Owner and Designer from all claims arising out of performance of same.
5. All work shall be performed in a workmanlike manner, by qualified mechanics specializing in the trades required.
6. The Contractor shall erect and maintain safeguards for the protection of the general public as required by the course of the work including: danger signs, lights, physical barriers, the covering of open excavations, etc.
7. All modifications requiring additional technical information shall be presented to the Owner and Architect before proceeding.
8. All claims for additional costs and Change Orders shall be submitted in a timely fashion, and in writing.
9. The Contractor shall remedy defects in the workmanship for a period of one year from Final Payment; and shall pass through to the Owner(s) all warranties on materials and equipment incorporated in the Work, as issued by their suppliers and manufacturers.
10. Complete scope of work shall include but not be limited to: temporary equipment and power, hoisting, scaffolding, toilets, debris removal, etc.
11. The Owner shall furnish electricity and water required during the construction period at no cost to the Contractor.
12. Parking, material and equipment staging, and access to the site shall be directed per Owner approval only.
13. Contractor shall be responsible for all required demolition and debris removal.
14. Each Subcontractor shall be bound by the above conditions, to the General Contractor; and thereby in kind to the Owner.

GENERAL DEMOLITION NOTES

- 1. REMOVE ALL EXISTING CONSTRUCTION AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, IN THE SPECIFICATION AND IN THE WRITTEN SCOPE.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, EXISTING CONCEALED CONDITIONS, UTILITY AND SERVICE CONNECTIONS PRIOR TO THE COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL ERECT TEMPORARY BARRIERS TO CONTROL DUST, MITIGATE NOISE, AND TO PROTECT ALL AREAS ADJACENT TO DEMOLITION.
4. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
5. THE CONTRACTOR SHALL NOT ALLOW DEBRIS TO ACCUMULATE ON THE SITE.
6. THE CONTRACTOR WILL MAINTAIN EXTINGUISHERS ARE FULL AND IN GOOD WORKING CONDITION DURING DEMOLITION.
7. THE OWNER HAS FIRST RIGHT TO ALL SALVAGED ITEMS.
8. THE CONTRACTOR SHALL PROVIDE STORAGE WITHIN THE LAY-DOWN AREA FOR OWNER RETAINED ITEMS THAT IS SECURE AND SHELTERED FROM THE WEATHER.
9. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITY COMPANIES.
10. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITY COMPANIES.
11. MECHANICAL DEMOLITION: CONTRACTOR AND SUB-TRADE CONTRACTORS TO REMOVE ALL ABANDONED HVAC SYSTEMS, DUCTWORK, GRILLES, CONTROLS, ASSOCIATED CONDUIT, ANCHORS, FASTENERS, ETC. UNLESS SCHEDULED TO REMAIN OR SHOWN ON DRAWINGS TO REMAIN.
12. ELECTRICAL POWER, LIGHTING, AND DATA DEMOLITION: THE CONTRACTOR AND SUB-TRADE CONTRACTOR SHALL REMOVE ALL ABANDONED ELECTRICAL SYSTEMS, ALL ABANDONED LIGHTING SYSTEMS, ALL ABANDONED LOW VOLTAGE SYSTEMS INCLUDING ALL EQUIPMENT, DEVICES, WIRING, CONTROLS, ASSOCIATED CONDUIT, ANCHORS, FASTENERS, ETC. UNLESS SCHEDULED TO REMAIN OR SHOWN ON DRAWINGS TO REMAIN.
13. PLUMBING DEMOLITION: THE CONTRACTOR AND SUB-TRADE CONTRACTOR SHALL REMOVE ALL ABANDONED PLUMBING SYSTEMS, PIPING, FIXTURES, ANCHORS, FASTENERS, ETC. UNLESS SCHEDULED TO REMAIN OR SHOWN ON DRAWINGS TO REMAIN.
14. ANY PORTION OF THE PROJECT TO REMAIN WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY, SHALL BE REPAIRED OR REPLACED TO MATCH THE EXISTING CONDITION AT THE EXPENSE OF THE CONTRACTOR.

GENERAL PROPOSED CONSTRUCTION NOTES

- 1. CONTRACTOR SHALL INSURE ALL WORK IS IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES, WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF THE N.Y.S. UNIFORM FIRE PREVENTION AND BUILDING CODE, N.Y.S. ENERGY CONSERVATION CODE, N.Y.S. PLUMBING CODE, NATIONAL ELECTRIC CODE, AND ALL OTHER FEDERAL, STATE AND LOCAL AGENCY REGULATIONS HAVING JURISDICTION OVER THIS PROJECT.
2. ALL WORK SHALL COMPLY WITH THE STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS (NBFU), INDUSTRIAL RISK INSURANCE UNDERWRITERS (IRI), FACTORY MUTUAL (FM), OR THE APPLICABLE RATING BUREAU.
3. CONTRACTOR (AND HIS SUBCONTRACTORS) SHALL BE LICENSED BY THE STATE IN WHICH THE PROJECT IS LOCATED AND APPROVED IN ADVANCE BY THE OWNER.
4. CONTRACTOR SHALL FILE ALL APPLICATIONS, PAY FOR ALL NECESSARY PERMITS AND SECURE CERTIFICATES OF OCCUPANCY FOR THE PROJECT.
5. ALL WORK IS TO BE COORDINATED WITH THE OWNER. THE CONTRACTOR IS TO MEET WITH THE OWNER PRIOR TO STARTING CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE ANY NECESSARY MEASURES TO PROTECT THE WORKERS AND OTHER PERSONS DURING CONSTRUCTION.
7. CHECK WITH THE OWNER FOR COORDINATION OF THE WORK UNDER THIS CONTRACT WITH WORK OF OTHER TRADES.
8. CONTRACTOR SHALL KEEP THE JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BUILDINGS AND OTHER INSTALLATIONS THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK.
10. UNLESS INDICATED OTHERWISE, ALL MATERIAL FURNISHED AND INCORPORATED INTO THE WORK SHALL BE NEW, UNUSED AND OF QUALITY STANDARD TO THE INDUSTRY FOR FIRST CLASS WORK OF SIMILAR NATURE AND CHARACTER.
11. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS.

2-FAMILY TO 3-FAMILY CONVERSION

916 BROADWAY SOMERVILLE, MA 02144

OWNER: POLLY LAURELCHILD-HERTIG
916 BROADWAY SOMERVILLE, MA 02144

ARCHITECT: SCOTT PAYETTE ARCHITECTS

516 EAST 2ND ST, SUITE 8 BOSTON, MA 02127
617-524-5200
spayette@scottpayette.com

SURVEYOR: PETER NOLAN & ASSOCIATES, LLC.
80 JEWETT STREET, STE 1 NEWTON, MA 02458

STRUCTURAL ENGINEER: BERDI CONSULTING
25 WAYLAND HILLS RD WAYLAND, MA 01778

CONTRACTOR: CRJ Enterprise
73 POPLAR STREET DANVERS, MA 01923



ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes terms like @, ACT, ALUM, ASL, BD, BLDG, BLKG, C.I., CLG, CONT, COORD, EXIST, EXP, EXT, FLASHG, G.C., GALV, GYP, GWB, INT, MANUF., MIN, MAX, M.O., O.C., P.T., PWD, R.D., REQ./REQ'D, R.C.P., R.O., STL, SF, T.O., TYP., V.B., V.P., VERT, VIF, WD, WJ, XTR.

ZONING ANALYSIS

Zoning analysis table with columns: ZONING ITEM, CODE, EXISTING (2F), PROPOSED(3F), COMPLIANCE. Includes rows for USE, # OF DWELLING UNITS, LOT AREA, LOT AREA / # DWELLING UNITS, GROUND COVERAGE, LANDSCAPED AREA, PERVIOUS AREA, NET FLOOR AREA, FLOOR AREA RATIO, BUILDING HEIGHT, FRONT YARD SETBACK, REAR YARD SETBACK, SIDE YARD SETBACK, STREET FRONTAGE, # OF PARKING SPACES, # OF BICYCLE PARKING SPACES, # OF LOADING SPACES.

CODE SUMMARY

Code summary table with columns: Code, Description. Includes Project Data (Location, Jurisdiction, Description), Applicable Codes (Accessibility, Mechanical, Energy, Electrical, Fire, Plumbing, Zoning), Use and Occupancy Classification, Special Use and Occupancy, General Building Heights and Areas, Construction Type, Fire-Rated Construction, Interior Finishes, Fire Protection, Means of Egress (Number of Exits, Egress Width).

3-FAMILY RENOVATION
916 BROADWAY
SOMERVILLE, MA 02144
NOVEMBER 15, 2019

Symbols table with columns: Symbol, Description, Drawing No., Sheet No. Includes symbols for Detail, Section, and Elevation.

Sheets table with columns: No., Name. Lists sheets A0 through A8 including Plot Plan, Cover, Floor Plans, Roof, and Elevations.

Table with columns: No., Description, Date. Intended for tracking changes or revisions.

COVER

Date: 11/15/2019
Drawn by: ASM
Checked by: SCP

A0

Scale: 1/4" = 1'-0"

























